

Notes from Group 4

**Please note, the following notes were typed up directly from the flip chart notes taken at the meeting.** City staff are currently working to identify consistent concerns and common themes, which will be posted separately.

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**Neighborhood Presentation**

- Lack of knowledge of the projects from Neighborhood Plans
- Did not know these projects were under the broader context of Neighborhood Plans
- Need to keep involved with the Neighborhood Plans, but the involvement model needs to change to gain more inclusivity in the process.
- Did not know the extensiveness of plans; would be nice to have a central repository/clearing house of NP information.

**Questions:** What makes your neighborhood the place you've chosen to work, live, or shop? *Follow up:* What would make it better?

How do think housing will change on Beacon Hill in the future and what kind of housing do you think will benefit Beacon Hill as new residents arrive? Changing housing costs could potentially affect some residents—where and for whom do you see the greatest potential challenge?

What unique character of your commercial district gives it its identity and what would you like to see preserved? *Follow up:* What types of goods, services and employment would you like to see near the transit stations, in your local business districts and accessible to the community?

- Keep the community diverse
- Affordable housing to keep people here
- More job opportunities To allow propels to work here
- Keep Beacon Hill safe and welcoming
- Need to have sustainable services in the neighborhood to meet needs locally.
- Mixture of housing types & choosing to be here to live in a sustainable community.
- Local small business w/employment opportunities
- More commercial development in Central area
- Opportunity for job training in area
- Easy access to public facilities & public services
- Types of housing to come must be affordable and be mix of types of units ( ie family units)
- Must try to use mechanisms to make city ensure these types of development occur.
- Zoning needs to change to spark some development opportunities in the S. of Station
- Some questions as to whether developments have taken advantage of zoning changes to create new development
- Haven't fully built out to even current zoning development capacity allowed
- Need to focus on physical characteristic to construct the right type of development for BH
- El Centro is advocating for a zoning change
- Maintain BH as a place that remains walk able w/new development & physical changes to Neighborhood
- Need to implement pedestrian-friendly & quality streetscapes first before new development, but w/LR

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- Interaction of zoning responsive of local area a regional responsibility
- Fear of new development & density will drive up property taxes. Can something be done to help people w/fixed incomes? Potentially zoning mechanisms or clauses?
- Need for more parks & recreation in Beacon Hill; more for families – open space parks and recreational places tend to be Eurocentric need to have more multicultural parks and open spaces to meet community needs.

**Questions:** What unique characteristics contribute to the identity of your neighborhood center?

As the neighborhood grows what kinds of amenities would you like to see added to the center?

Examples: open space, pedestrian access, bus, bike or other improvements.

What kinds of public benefits should accompany new development?

- Be more culturally sensitive to open spaces/park development.
- Streetscape improvements
- Parks
- Pedestrian plaza – multipurpose: farmers market, fairs, festivals
- Businesses (local – i.e. – pizza restaurant, etc)
- Struggle w/ requesting amenities' because some come from city, some come from development
  1. City = easier to direct
  2. Development = more difficult to direct
- Making people aware of subsidies to help small businesses as rents rise.
- Want to keep money in community via local business; ideally the business owner would be from the neighborhood.
- Unfortunate realities that there are some services that cannot be local and will likely be chains – flexibility
- Market arcade as a place for small & culturally diverse local businesses.
- El Centro is thinking of a small business model of as indoor arcade.

**Questions:** Sustainable Development" has been defined as: "development that meets the needs of the present without compromising the ability of future generations to meet their own needs." What would "sustainable development" look like in your community?

Will you be using the light rail? If yes, how will you get to the station nearest to where you live?

Based on past planning work is the neighborhood going in the right direction?

- Recycling Rain H<sub>2</sub>O: El Centro is being renovated and looking into environmentally friendly practices for the building
- Would like to see more environmentally friendly practices in new development – particularly rain H<sub>2</sub>O: permeable pavement, models like High Point
- Conflicts w/city funding gaps & city inertia to be able to implement environmentally friendly practices to public amenities development - i.e. Pedestrian plaza
- Why take density w/out supporting infrastructure, public amenities
- Reuse old PI paper boxes to create community flower projects

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- Questions as to how zoning can be used to get developers to provide amenities or build w/sustainable practices. Usually done via bonuses
- Beacon Hill being on a hill – take advantage of possible wind energy capture being added on to new developments for the area.
- Neighborhood wants to understand process which is used to determine incentive zoning, bonuses, and other things given to developers in exchange for neighborhood amenities – like affordable housing
- Currently incentive zoning mainly applies to downtown and very specific areas
- City can work on doing a incentive zoning 101 for neighborhood residents to understand process
- Make incentive zoning to apply to wider sidewalks, etc.
- Green roofs
- Cottage housing using land more sustainably
- Potentially more gardens
- Need other internal network of transportation for BH & adjacent communities
- Bicycle!
- Metro needs to create more small busses that serve the local community and nearby areas
  - 1. Many of these can be a cross between a taxi and a bus
- Bicycle and pedestrian safety
  - 1. Glad to see sharrows on 15<sup>th</sup>
  - 2. Need to support
- Need to see more bike infrastructure w/new development (and even before hand)
- Any potential for providing security for the bicycle racks/infrastructure?
- ST is applying for funds to create like a bicycle corral, but some question about demand
- Help support community to create raised bed gardens
  - 1. Possible city program
  - 2. For apartment complexes, single family homes
- Keep businesses coming up to BH and keep them going
- There has to be a draw to keep people here in BH
- Sustainability must incorporate into economic development. Encourage new business behaviors and practices.
- Needing more play areas
- Some conformity in prices for food
- Many stores to go shop in , be multicultural sensitive

### Beacon Hill Questions

- Need to see some coordination between adjacent neighborhoods. Possible way to get around some development/growth/sustainability conundrum.
- Do some research as to the “thing” which triggered certain neighborhoods into the destination/great community?
- Things to bring in May
  - 1. Some analysis of growth projections (past & future)

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2. Threshold numbers to get the certain services into a neighborhood.

- Conversation about changing the overlay to apply to properties directly adjacent to Light Rail Station.

How should the key properties around the Light Rail station be redeveloped (even though those are privately held)?

- ST has some property next to the LR station and ready to release, but looking for the right development
- Explore the public incentives to draw the private property owners to redevelop.
- Concern w/ how diverse BH is, we need to figure out a way to communicate the new transportation info. Multi-lingual way finding
- Some questions about why ST didn't buy all the adjacent property next to LR but rather leased the property - potential for small buildings and not one large development
- Creating a cultural draw @ BH station – theatre meeting space, auditorium, children's theatre
- Connecting the kids at Franklin involved w/all the BH planning
- Public viewing space (like an observation tower) in BH near LR Station – big city wide draw
  1. Question about height ordinance
  3. Make sure there are adequate connections
- Must have more connections via public transit
  1. 12<sup>th</sup> Avenue to Capitol Hill
  2. West Seattle

#### Group 4 Summary

Value of having & knowing plan & matrix

- People are unaware of plan as source of project
- Outreach to comm. of color is key
- Co-ordinate planning w/N Rainier

Zoning

- Must get us what we want
- Will existing zoning do so?
- 5 things from DPD:
  1. What exactly are mechanisms for **inclusionary** zoning?
  2. What thresholds of density are needed for amenities?
  3. What is population growth projection? Have we met it in the past?
  4. Re-open the overlay boundary discussion – spec w/El Centro
  5. How will DPD require eco-building practices

Sustainability

- Of business and environment
- Pedestrian friendly, bike
- Gardening, p-patch, Jefferson Park
- Need for parks & open space
  1. Multicultural park space

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2. Multilingual way finding

- Water retention systems
- Wind energy on El Centro?

Access

- Improve pedestrian & bike
- Improve bus linkages – smaller buses? New 12<sup>th</sup> Avenue service, connect to West Seattle

Ideas

- PI newspaper boxes into flower boxes
- Publicly accessible observation tower
- Public meeting space – auditorium at El Centro theatre children's theatre?
- Market arcade